

# BIDDULPH TOWN COUNCIL MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 8 SEPTEMBER 2015

## PRESENT

The Mayor – Councillor Baddeley  
The Deputy Mayor – Councillor Salt  
Councillor Court  
Councillor Davies  
Councillor Harper  
Councillor Jones  
Councillor Lawson  
Councillor McGuinness  
Councillor Nicosia  
Councillor Redfern  
Councillor Rogers  
Councillor Rushton  
Councillor Swift  
Councillor Whilding (Vice Chair)

## 31.15. APOLOGIES

Apologies were received from:  
Councillor Hawley (Chair)

## 32. DECLARATIONS OF INTEREST

- a Disclosable Pecuniary Interests and Dispensations: none were declared.
- b Other Interests: none were declared.

## 33. MINUTES

- a The Minutes of the meeting held on 11 August 2015 were **Approved** and signed as a true record.
- b The notes of the Neighbourhood Plan Steering Group held on 19 August 2015 were **Received**. It was **Moved** that a recommendation be passed to Council to agree a budget of up to £500 to cover initial costs in the development of the Plan.
- c The minutes of the meetings of the Footpath Committee held on 23 October 2014 and 5 August 2015 were **Received**.

## 34. PLANNING APPLICATIONS

*Councillor Redfern abstained from voting on the following application*

SMD/2015/0480	Unit 1 Brookside House Tunstall Road	Retrospective planning application for the erection of 3 valeting bays at existing car wash facility
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## NO ADVERSE COMMENTS - SUPPORT

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SMD/2015/0524      61 Thames Drive      Demolition of conservatory and erection of a two storey side extension and creation of a front porch

**NO ADVERSE COMMENTS  
SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS**

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SMD/2015/0526      Marshfield Gate Farm      Retrospective permission for the retention of an oak  
Marshfield Lane      framed garden room with tiled roof, built on the  
existing footing of a porch and conservatory.

**NO ADVERSE COMMENTS**

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SMD/2015/0535      6 Victoria Row      Proposed single storey rear extensions

**NO ADVERSE COMMENTS  
SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS**

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SMD/2015/0547      2 Robin Hill and      Conversion of redundant stone masons  
194, 196, 198      showroom with two flats on first floor into 3 two  
198b New Street      storey dwellings, demolition of single storey  
side extension and alterations to elevations

**NO ADVERSE COMMENTS  
SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS AND COMPLIANCE WITH  
PLANNING POLICY**

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SMD/2015/0552      11 Grange Road      Single storey side and rear extension and  
construction of a front porch

**NO ADVERSE COMMENTS  
SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS AND COMPLIANCE WITH  
PLANNING POLICY**

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### **35. PUBLIC CONSULTATION**

An invitation to a public consultation exercise for a proposed solar PV farm on land at Beacon House Farm had been received.

Councillor Redfern very disappointed that Government Inspector had over-ruled the wishes of the SMDC Planning and Town Council. Also, we seemed to get more and more invitations from developers to public consultations where they are trying to 'sell' individual schemes. He felt that this was rather worrying, and would not be attending. He wondered what role in planning they had.

Councillor Rogers urged people to attend and listen to the public view. He was very disappointed that the views of the Planning Officer were ignored by the Inspectorate. All five wards would view this development if it were to go ahead. There were far better fields to use than this.

Councillor Jones agreed with Councillor Redfern, but felt we should all go to this – it was disgraceful. Everyone would be able to see this. He did support solar energy, but not on the side of a valley. Councillor Jones felt we should make a noise about this.

Councillor Lawson commented that lobbying had been going on for centuries. Local residents did not want this. Councillor Nicosia felt that we needed to show that the Town Council has a say on what went on in this town and needed to be listened to.

Councillor Salt asked if we could go back to the Inspectorate and Councillor Lawson replied that this was not an option. Councillor Harper said that he was annoyed that they had chosen Biddulph Moor for the consultation.

The meeting was to be held on Wednesday 30 September between 3pm and 7pm at Biddulph Moor Village Hall.

Councillor Lawson said that this would be rejected if the field could be reclassified to 3b or 3a. It required an Agricultural Inspector to look at and re-classify the land. The Chief Officer asked who could authorise this?

Councillor Salt proposed writing to the MP – she firmly disagreed with the process.

Councillor Nicosia asked for clarification of the process. Councillor Davies said that this would go to the District Council Planning Committee and then to the Inspectorate for Appeal if refused by District. He would recommend everyone to go to the presentation and then write individual letters of objection, which would carry more weight.

Councillor Lawson warned that if this went through it would open the door to other applications. Councillor Salt suggested using social media to alert people and Councillor Jones felt that this would have a more detrimental impact than housing and would last for 25 years.

The Chair asked Councillor Davies if an Inspector would have to pay a site visit if an appeal took place and Councillor Davies replied yes, but that there were different types of appeal. It was important that people attended the Planning Applications Committee to speak against the application.

**36. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL**

Decision Notices from the District Council were received by members.

The meeting closed at 7.00 pm.

Signature .....

Date .....